ATTACHMENT 1

April 30, 2008
650 Miramonte Dr
Santa Barbara, Calif 93109

Re: 1236 San Andres ST

RECEIVED

MAY 01 2008

CITY CLERK'S OFFICE
SANTA BARBARA, CA

To the City Council

Here is an appeal of the Architectural Board of Review's decision of April 21, 2008, of Preliminary Approval Re: 1236 San Andres

The Condo Project is too big + inappropriate to the site etc

The Land + Buildings are beautiful and need to be safeguarded -

It is my childhood Land - Just wonderful

Please help Safeguard the Land + Save all the old growth Redwood Tree tree houses and shed + workshops. All have been greatly treasured.

Please save all in perpetuity - We would like to leave them there - Historic Santa Barbara

Thank You -

Paula Westbury

PAULA WESTBURY

Never allow the Condos there.

Thank You

April 30, 2008
PAUL ANESTBURY
Re: 1236 San Andres ST Appeal

Save the Bungalow Area from destruction. Have Good Land Use and Conservation. Preserve Open Space. No Condos, Be well. & Traditional site plan is Historic. Dimensions are human size, pedestrian friendly with 25' setback in front and yards. Be well.

The Bank of Mission Creek is on 2 sides and falls off precipitously into the Park. It is in accessible — over 20% slope. The Open Yard is over the Bank, mostly. Small part is on top. We were told at the Planning Desk that the yard being in accessible means the project is turned down, would be turned down. ABR said we were to work this out in the offices before the Hearing and did not turn down the project. They did not wait to work it out.

3 APPEAL 1236 San Andres ST — PAUL WESTBURN 4-30-08

There was no notice of the ABR April 21st Hearing Posted in front of the 1236 San Andres Site

Mission Creek Setback is not met. It is supposed to be 25' to 50'. The theoretical top of the bank is measured from the bottom of the bank which is not the intent of the law. If you go by the angle of repose of the law it is actually supposed to be further than 25'. They didn't measure from the toe of the bank. They have 10'. This is a major difference. The Project is too big. The BANK OF THE Creek does have major drop offs.

Modification was at last property. It was initially the Western Interior Yard, then the interior yard. The Northern Yard was discussed. Then ~~The~~ It, the Building was moved 3' toward the N property line which is 3' closer to the drop off. At one end it is approximately 8 or 9' from the edge of Mission Creek. This is not 25'-50' setback and is not good.

The Building is too big for the site

Two story is out of keeping with the bungalow area, which is one story. Condos drastically alter the character of the neighborhood. It is not infill.

The proposed building is not aesthetically pleasing. It is massive 143' long instead of 37', out of character with the individual homes which predominate. Overdense.

The land is proposed to be covered over with Building and driveway etc. Very little land would be left to grow flowers and other plants. The entire level area which is presently predominately open space is proposed to be paved. This is not healthy.

The Open Yard is over the Bank of Mission Creek, north, inaccessible. The Apricot Tree is gone. It was fantastic - The whole yard is fantastic - full of love & Happiness. Peaceful.

Save all the old growth Redwood Tree Homes - 5,000 years old, 10,000, and 7,000 yr old shed and well built workshop. The 1st 3 survived the 1925 Earthquake and are strong & sturdy. Safe to 25. Condos one 2 or 1 - not good enough. Peaceful - Cinderblock is not good.

The Indians help people to be well. Extremely important Healing site. The Park is safe. People are better Major Sacred Ground & Ceremonial Area 90,000 years -

April 30, 2002
Paula Westbury
Appeal 1236 Santa Inez ST

Addendum —

The Planning Commission did make it a condition to move the House later and then to save the wood. This did not come through in the Resolution as a condition

We really do want to leave all on the site as it is more appropriate, Historic, safe + solid. We are looking for Historic status so they will always be safe. The site is extraordinary. Keep it there — The National Register should be done so the site and all structures are well.

Thank You —

Paula Westbury

Save the Neighborhood
Preserve Santa Barbara

Mrs Hundley did say she Preserved all. She was there for 55 years — owned the property with her Husband Simon She was a stabilizing force of the community and chose to retire there.

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April 11, 2008
650 Mikamonte Dr
Santa Barbara, Calif 93109
962-6508

Re: Resolution concerning 1236 San Andres
Information inspt.

Appeal material 1236 San Andres

City Planning Session was cancelled yesterday. The Redwood Structures of 1236 San Andres St were listed as a Resolution. The Resolution stated that the Condo project "will not have an adverse impact on aesthetics, parks, streets, traffic and other community facilities." Actually the Project is not "consistent with sound community planning." They give up good housing for bad housing. 5,783 sq ft is 5 times as big as the front house. It is overcrowded. neighbor condos, on the other side of the park have 5 cars per unit, or more as the students are there. It is not really "infill residential development" as it is not adding a unit in the back. It is demolishing the neighborhood, which is not "compatible with the neighborhood" The neighborhood is bungalows with open space. Historic Yard needs Preservation (no infill) The Houses are 5,000 year old Redwood, with 10,000 yr old Redwood tree sills etc All structures need Preservation on this Historic site, which is the bungalow area of Santa Barbara. Lets not ever lose any. That is "appropriate community planning."

Camp Comstock, now Bohnett Park is directly on 2 sides of the property so it directly affect the park, which is entirely open space. (continued) The Massive structure - big box of the Condo trying to squeeze in 4 Cinderblock units is not appropriate. It is dangerous - 1/2 - 1 or 2 in an Earthquake. It is a public Health issue. We need to have "Conservation and Good Land Use" which means don't cover it with cement, etc. Save Nature. Save Calif. Land for trees and pets & people gardens. The modification took 3 to 6' off the yard, just to have maneuverability of the cars getting into the garage The project is too big 143' long, boxy, 2 story - definitely not a bungalow. Cement driveway also takes up all the outdoor space. There is no legal 6' setback on the N. side. Someone said it was on the 2nd floor, presumably where the 3 patios go for 6' each or so, that doesn't add up to 143'. Setback means no building, they put nothing over 18". The Land is not sufficient for the massive building. 4 Condos, 8 garages don't fit here. They placed it too close to the top of the bank of Mission Creek for - 10' instead of required 25' or 50'. They used "theoretical top of the bank" which actually the bottom of the bank measurement. That is not the intent to top of the bank. We need safety.

Planning Commission ← they decided that

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The proposed use - Condo Project - is definitely not "consistent with the vision of the neighborhood." as stated on the Resolution. That's the Law - The development has to be consistent with the vision of the neighborhood. We need to keep our 20's + 30's or so Neighborhoods intact, with open space + trees predominant, not Cinder block monstrosities + cement. They don't have the open yard requirement They crowded everything in so there isn't enough yard. This is legal two family now, which is R-2 in a R3 zoning area so the yard requirements are more than R3 zoning they used.

The Environmental damage is immense and cannot be ignored. No land left more or less. This is a flood plain area. It should never be messed up, nor should the Native American Burial Ground be messed up by digging utilities, sewer, gas, water, irrigation, etc. Trees should never be removed. Hedges shouldn't have been cut back. Sidewalk should never be taken up. Slurry shouldn't be covering up the Chumash People who survived all street cleaning for generations. It shouldn't be put there. The neighbors driveway apron shouldn't be touched or dug up for utilities or whatever. It is vast environmental damage overlooked. Chumash Burial Grounds + Ceremonial Areas need Preservation. Be well

Also there are serious Health and Safety problems - Condos will fall down in 2 status Earthquake or less. Trees help children to safety. The Land has major Healing qualities to Save children's lives. Be well. Present Land + Houses and shed + workshop are safe and solid old growth Redwood, and well built workshop of 60's Historic Santa Barbara needs Preservation. We all appreciate the Housing.

Thousands of people signed petitions to Save this neighborhood Housing, Preserve the neighborhood, + consider it Historic - All needs to remain. It is really perfect next to the Park. It is going through the City Planning Systems so hopefully all will always remain. The City needs to Preserve it. Be well.

Turn down the Resolution. Be well PAULA WESTBURY Paula Westbury

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April 30, 2008
PAULA WESTBURY APPEAL 1236 San Andres

The City needs Historic Preservation. Preserve it. This site is obviously Historic by the proximity to the Creek, the size of the bank, the middens, The 1920's graph paper, the site plan, the open space, the Redwood. The structures are intact 1920's & one 1960's. The weren't added onto - Historic Yard remains. 1940's skating area - roller skating - is on the sidewalk & hopscotch too. Preserve it. It is a native American Paradise Bewell

The Westbury family was there from 1946 to 1951. The Robertson Benz was in the 1927 garage. He was active in water works which was very important in this area. The Westbury baby boomers came not so long after the house purchase. The house and site are dearly loved, The Mudrys bought it in 1951. It is excellent Housing.

Thousands of people signed Petitions to save the neighborhood housing and all structures and Preserve the neighborhood and make it Historic. Many people want to protect the Houses and all Structures and the site from development. It is good community planning. The city did not tell the Hearing officials of the petitions letters, etc. They did not present this information at the Hearings. Actually mine & Celeste Barbers were read & a note from Mary Moore were read as these people were there generally. It is astonishing that the public input wasn't given. It should always be given. There was a great quantity, as many friends & relatives were contacted and mailed in letters. Various other people collected signatures etc. Thousands of them,

Please turn down the Project as it doesn't have accessible yard, is too big, doesn't meet the Setbacks, especially mission creek setback, It doesn't meet the Condo law requirements either as we spoke of concerning the resolution. It does not benefit Santa Barbara. It is not safe, It is overbearing. We desperately need present excellent Housing and Yards and old Growth Redwoods. Be Well

Thank You
Paula Westbury

Keep all intact. Turn down the project. Bewell